147.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,700 / 683,700
					USE VALUE:	683,700 / 683,700
					ASSESSED:	683,700 / 683,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEILY CHARLES R
Owner 2:	BAROLSKY DEBORAH E
Owner 3:	
Street 1:	159 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4120.000	244,700	4,100	434,900	683,700
Total Card	0.095	244,700	4,100	434,900	683,700
Total Parcel	0.095	244,700	4,100	434,900	683,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.11 /Parcel: 564.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96906
GIS Ref:
GIS Ref:
Insp Date: 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,700	4100	4,120.	434,900	683,700		Year end	12/23/2021
2021	101	FV	237,700	4100	4,120.	434,900	676,700		Year End Roll	12/10/2020
2020	101	FV	237,700	4100	4,120.	434,900	676,700	676,700	Year End Roll	12/18/2019
2019	101	FV	209,600	4100	4,120.	407,700	621,400	621,400	Year End Roll	1/3/2019
2018	101	FV	209,600	4100	4,120.	337,000	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	209,600	4100	4,120.	309,900	523,600	523,600	Year End Roll	1/3/2017
2016	101	FV	209,600	4100	4,120.	282,700	496,400	496,400	Year End	1/4/2016
2015	101	FV	198,100	4100	4,120.	277,200	479,400	479,400	Year End Roll	12/11/2014

!11520!

PRINT

Date	Time
12/30/21	12:39:34

LAST REV

Date	Time
06/04/18	11:13:55
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11520

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORVITZ HOWARD	13758-373		7/30/1999	Portion-Asst	345,000	No	No		
	13758-373		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	96906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/1997	748		1,500					REMODEL BATH/WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	HS	Hanne S
5/7/2018	MEAS&NOTICE	BS	Barbara S
5/1/2009	Inspected	189	PATRIOT
1/27/2009	Measured	336	PATRIOT
6/19/2000			
12/9/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4120		Sq. Ft.	Site		0	80.	1.32	9									434,881						434,900	

Total AC/HA:	0.09458	Total SF/SM:	4120	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	434,881	Spl Credit		Total:	434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	182.214
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332440
Depreciation:	87764
Depreciated Total:	244676

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

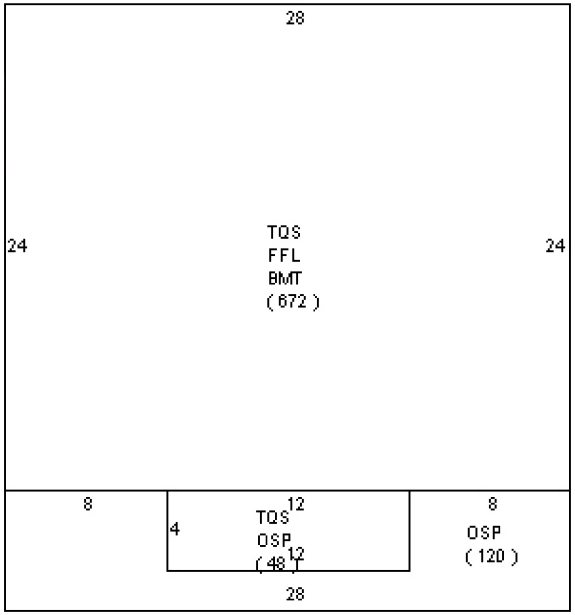
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	54.660	36,734
FFL	First Floor	672	182.210	122,448
TQS	3/4 Story	540	182.210	98,395
OSP	Screen Porch	168	28.950	4,863

Net Sketched Area:	2,052	Total:	262,440
Size Ad	1212	Gross Area	2232	FinArea	1212
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.21
Special Features:	0	Val/Su Net:	119.25
Final Total:	244700	Val/Su SzAd	201.90

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X21	A	AV	1925	23.50	T	40	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100